

**Massachusetts Board of Real Estate Appraisers
Minutes of the Board Meeting held on May 21, 2020**

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United States (Toll Free): 1 877 568 4106

Access Code: 550-492-469

9:30 a.m.

Members Present:

Michael Giannelli, *Certified Residential Appraiser Member*

Paula Wolfe, *Certified Residential*

Tracy Sharkey, *Licensed Real Estate Broker*

Thomas Kokoliadis, *Banking Member*

William McLaughlin, *Certified General Member*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Matthew Jenkins, *Member*

Administrative Staff Present:

Shawn T. Murphy, *Executive Director*

Lynn Read, *Board Counsel*

Colleen Cavanaugh, *Associate Executive Director*

Call to Order – Michael Giannelli opened the meeting at 9:36 a.m.

Vote on Minutes: April 16, 2020- A motion was made by Paula Wolfe and seconded by Timothy McDonough after roll call it was so

Voted: To accept the minutes as amended

In favor: Paula Wolfe, Timothy McDonough, William McLaughlin, Matthew Jenkins, Michael Giannelli

Abstain: Tracy Sharkey

Absent: Thomas Kokoliadis

Executive Director Report: Shawn Murphy informed the board that the board staff continues to work remotely.

Next Board Meeting:

The next board meeting is scheduled for Thursday, June 18, 2020

Board Counsel's Report to the Board:

Ms. Read informed the board that the MBRE felt the boards remote education policy will not be effective when the State of Emergency ends. Ms. Read states that item 2 on the list covers this, but she will also amend it to say it would be in effect for 90 days after the State of Emergency is lifted.

License Application Report

This list contains the applications that have been reviewed since the last board meeting and their standing.

- Russell Stering – Not approved
- Gregory Caputo – Approved

Course Approval

This list contains the applications that have been reviewed since the last board meeting and their standing.

Provider Name	Course Name	Hours	Type	ResFlag	AQB	Recommendations
Appraisal Institute	Appraisal Institute Annual Conference_ - Day 1	5	S	E	No	Board Member Approved
Appraisal Institute	Appraisal Institute Annual Conference_ - Day 2	5	S	E	No	Board Member Approved
ASFMRA	Appraisal of Water Rights Seminar	8	S	E/NR	No	Board Member Approved
MBREA	MBREA Spring 2020 Conference for Appraisers	7	C	NR	No	Board Member Approved
Hondros Learning LLC	15 Hour National USPAP Equivalency	15	P	USPAP	Yes	Staff Approved
Appraisal Institute	Artificial Intelligence, AVMs, and Blockchain: Implications for Valuation - Synchronous	7	S	NR	Yes	Staff Approved
Hondros Learning LLC	Covering All of the Bases in Residential Reporting	7	C	R	Yes	Staff Approved
Appraisal Institute	Desktop Appraisals (Bifurcated, Hybrid) and Evaluations	7	S	NR	Yes	Staff Approved
Appraisal Institute	Measure It Right! – Using the ANSI-Z765-2013 Standard for Residential Properties	4	S	R	Yes	Staff Approved
Hondros Learning LLC	Sales Comparison :A Fresh Approach	7	C	NR	Yes	Staff Approved

Discussion

- Screening of Applications under CORI Policy

A motion was made by Timothy McDonough seconded by Paula Wolfe after roll call it was so

Voted: To allow board staff and board counsel to review and approve any convictions older than 10 years and only one offense

In favor: Paula Wolfe, Timothy McDonough, William McLaughlin, Matthew, Jenkins, Michael Giannelli, Tracy Sharkey

Absent: Thomas Kokoliadis

- Draft Regulations for Appraisal Management Companies, 264 CMR 13.00

A motion was made by Timothy McDonough seconded by William McLaughlin after roll call it was so

Voted: to approve the AMC regulations as presented

In favor: Paula Wolfe, Timothy McDonough, William McLaughlin, Matthew, Jenkins, Michael Giannelli, Tracy Sharkey

Absent: Thomas Kokoliadis

- Review Board's Existing Regulations 264 CMR 2.00-4.00 & 6.00-12.00

A motion was made by Timothy McDonough seconded by William McLaughlin after roll call vote it was so

Voted: to table the review of the regulations. Section 11 will be reviewed at next meeting.

In favor: Paula Wolfe, Timothy McDonough, William McLaughlin, Matthew, Jenkins, Michael Giannelli, Tracy Sharkey, Thomas Kokoliadis

- Renewing trainee license

I. Executive Session, Closed Session under MGL. c. 30A, § 21(a)(1). Good Moral Character

- Ashley Carrillo
- Pat Hallman
- Kevin Reilly

II. Final Decision and Order, Quasi-Judicial: Closed Session under G.L. c. 30A, Section 18

III. Investigative Conference, Closed Session under MGL ch. 112, Section 65C

- (a) 2019-001150-IT-ENF GJ
- (b) 2019-000547-IT-ENF TS (MP)
- (c) 2019-000163-IT-ENF GR (MP)

IV. Adjourn

Discussion

Timothy McDonough recused himself from the discussion of Robert Hadge

The policy from last meeting would cover his situation.

Request from Robert Hadge to permit an extension of time to complete 15-Hour USPAP to reinstate license.

GENERAL discussion of Extensions of Time to Complete 15-Hour USPAP Courses required under Consent Agreements, and whether Board will delegate to staff to approve such extensions or approve taking 15-hour USPAP online

A MOTION was made by William McGlaughlin and seconded by Thomas Kokoliadis after roll call it was so

Voted: To approve 15 hour USPAP course ordered under a consent agreement can be taken online during the state of emergency only and staff can approve them and unanimously agreed to by the Board.

In favor: Tracy Sharkey, Paula Wolfe, Thomas Kokoliadis, Timothy McDonough, William McLaughlin, Matthew Jenkins, Michael Giannelli,

Discussion of AMC regulation drafts

Lynn Read will work with Matthew Jenkins on the draft of the regulations between meetings.

The drafting and regulations process has been impacted by the Covid-19 emergency.

Review Board's Existing Regulations 264 CMR 2.00-4.00 & 6.00-12.00:
Tabled

Appraiser qualifications regulations

Section 5 will be published on May 1, 2020 and that will also be the effective date

Adjourn – at 12:17 p.m. A MOTION was made by Tracy Sharkey and seconded by Thomas Kokoliadis after roll call it was so

Voted: To adjourn the meeting and unanimously agreed to by the Board.

In favor: Tracy Sharkey, Paula Wolfe, Thomas Kokoliadis, Timothy McDonough, Matthew Jenkins, Michael Giannelli

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shawn T. Murphy". The signature is fluid and cursive, with the first name "Shawn" and last name "Murphy" clearly distinguishable.

Shawn T. Murphy Executive Director
Board of Real Estate Appraisers

List of Documents Used in Open Meeting of April 16, 2020:

1. Agenda for meeting of April 16, 2020
2. Draft Minutes of meeting held March 11, 2020